

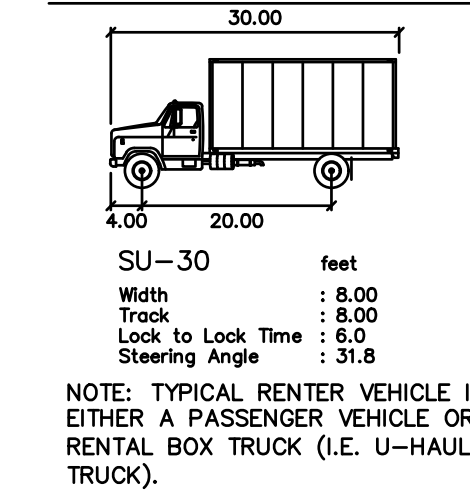
ZONING INFORMATION

LOCATION: WALLINGFORD, NEW HAVEN COUNTY				
ZONE: RF-40 (ROUTE FIVE DISTRICT)				
USE: STORAGE WAREHOUSE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	40,000 S.F.	102,802 S.F. (2.36 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	~790 FEET	NO
3	MINIMUM LOT FRONTAGE	150 FEET	~242 FEET	NO
4	MINIMUM FRONT SETBACK	50 FEET	~125 FEET	NO
5	MINIMUM SIDE SETBACK	20 FEET	~60 FEET	NO
6	MINIMUM REAR SETBACK	50 FEET	~70 FEET	NO
7	MAXIMUM BUILDING HEIGHT	30 FEET	24 FEET	NO
8	MAXIMUM BUILDING COVERAGE	17 PERCENT	34.7 PERCENT	EXISTING NON-COMFORMANCE, NO CHANGE

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	35,729 S.F.	NO
2	PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 2 PERSONS EMPLOYED, BUT NOT LESS THAN 1 SPACE PER 1,500 S.F. OF GROSS FLOOR AREA (35,729 S.F.) TOTAL REQUIRED = 24	114 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	NOT REQUIRED	73 FEET	NO
8	MINIMUM REAR SETBACK	NOT REQUIRED	281 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	ONE TREE PER 50 L.F. OF LOT FRONTAGE	18 TREES ON N. MAIN STREET SIDE	NO

TRUCK PROFILE



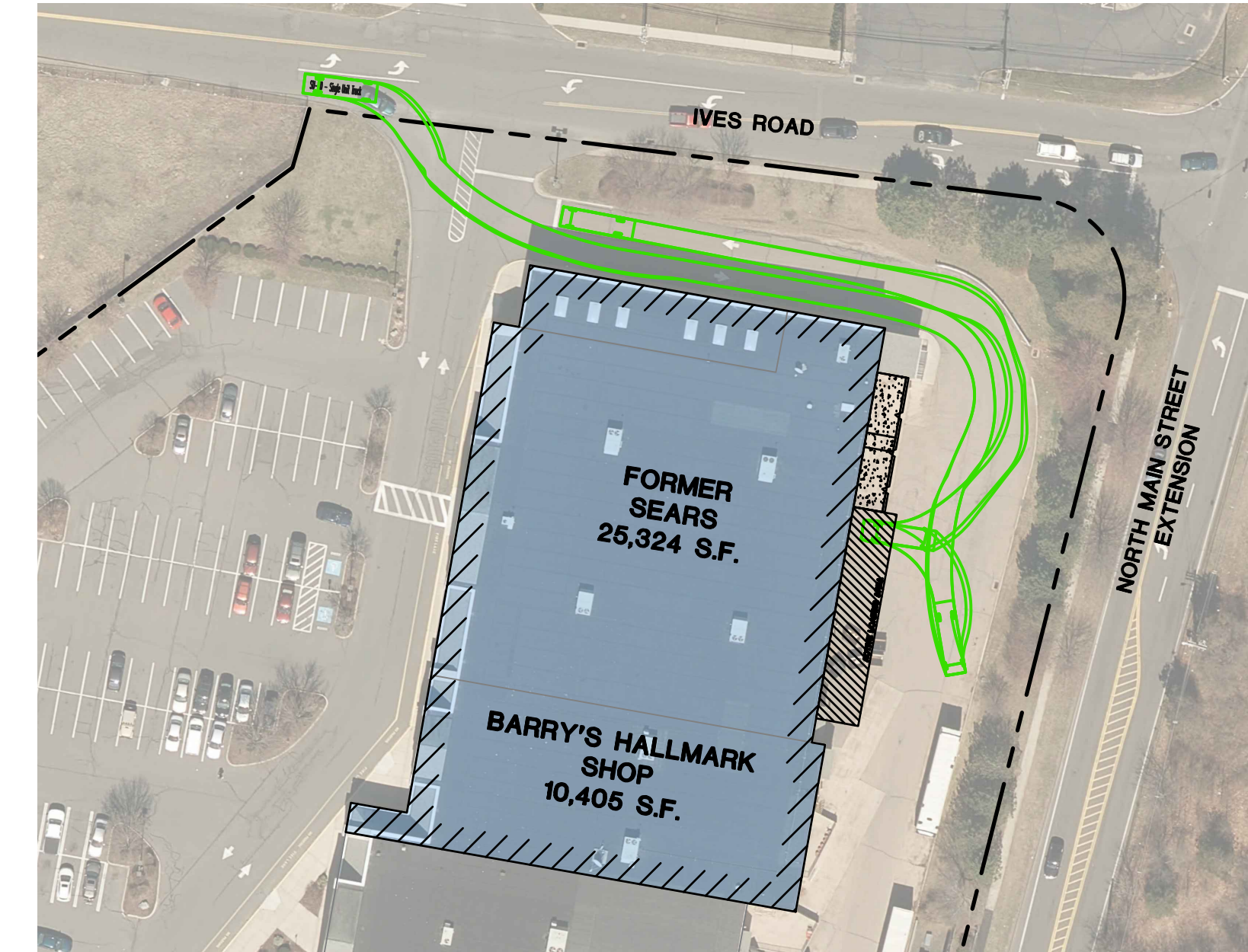
PARKING SUMMARY

EXISTING USE:
 RETAIL STORE: 1 SPACE FOR EACH 250 SQUARE FEET OF GFA
 • EXISTING AREA = 25,324 SF + 10,405 SF = 35,729 SF
 • 35,729 SF / 250 SF = 142.9 ----> 143 PARKING SPACES REQUIRED
 • 143 SPACES PROVIDED (71 SPACES + 61 SPACES = 143 SPACES)

PROPOSED USE:
 SELF STORAGE: 1 SPACE FOR EVERY 2 PERSONS EMPLOYED AT ANY ONE TIME, BUT NOT LESS THAN 1 SPACE FOR EACH 1,500 SQUARE FEET OF GFA
 • (2 * 35,729 SF) / 1,500 SF = 47.6 ----> 48 SPACES REQUIRED
 • 143 SPACES PROVIDED. MEETS REQUIREMENT.

TYPICAL TRUCK MOVEMENTS

1. BOX TRUCK ENTERING SHOPPING CENTER FROM IVES ROAD (EASTBOUND), BACKING UP TO BACK OF BUILDING FOR UNLOADING, AND EXITING VIA NORTHERN DRIVEWAY



2. BOX TRUCK ENTERING SHOPPING CENTER FROM IVES ROAD (WESTBOUND), PULLING ALONGSIDE BACK OF BUILDING FOR UNLOADING, AND EXITING VIA NORTHERN DRIVEWAY

